

4204 72 Avenue  
Lloydminster, Alberta

MLS # A2265640



# \$454,900

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Immaculate 5-Bedroom Bi-Level in Desirable Parkview Welcome to this beautifully maintained 1601 sq ft bi-level home, perfectly located in the sought-after community of Parkview. From the moment you step inside, you'll appreciate the pride of ownership and thoughtful upgrades throughout. The main floor features gleaming hardwood flooring, a spacious living area, and an oversized kitchen complete with quartz countertops, an abundance of cabinetry, and ample space for cooking and entertaining. The primary bedroom offers a walk-in closet and a private 3-piece ensuite, while two additional generously sized bedrooms and a full main bath complete the upper level. Downstairs, the fully finished basement boasts a massive family room with a cozy gas fireplace accented by beautiful upgraded stonework – perfect for relaxing or hosting guests. Two more large bedrooms and another full bathroom make this space ideal for growing families or visiting guests. Enjoy outdoor living with a fully fenced yard, deck, and a large storage shed. Additional features include a double attached garage, RV parking, and proximity to schools, parks, and shopping – everything you need is just minutes away. This is the perfect combination of space, style, and location – a true must-see!